

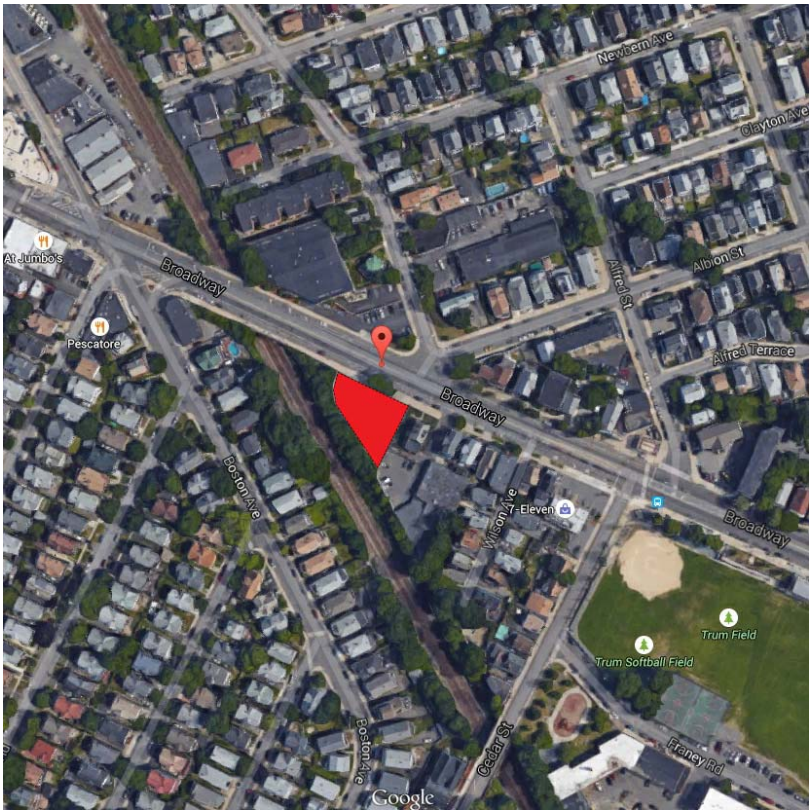
SPECIAL PERMIT APPLICATION

**REDEVELOPMENT OF 620 BROADWAY**

620 BROADWAY, SOMERVILLE, MA 02451



LOCUS PLAN



LOCUS PLAN

PREPARED BY:

**ARCHITECT**

**BOURQUE DESIGN**

39 EMERSON ROAD, SUITE 124A  
WALTHAM, MA 02451  
(781) 296-6654

**SURVEYOR**

**ESSEX ENGINEERING, INC.**

1185 WASHINGTON STREET  
WEST NEWTON, MA 02465  
(617) 797-7342



LIST OF DRAWINGS

GENERAL

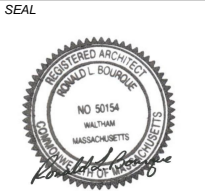
T1	COVER SHEET
S1	EXISTING CONDITIONS PLOT PLAN
Z1	ZONING COMPLIANCE PLAN

ARCHITECTURAL

A0.1	3D VIEWS
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A1.2	SECOND FLOOR PLAN
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A2.1	NORTH AND SOUTH ELEVATIONS
A2.2	EAST AND WEST ELEVATIONS



BOURQUE DESIGN  
39 EMERSON ROAD, SUITE 124A  
WALTHAM, MA 02541  
(781) 296-6654



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PROJECT  
Mixed Use  
Development for  
620 Broadway  
Somerville, MA

PREPARED FOR  
Lalo  
Development  
LLC

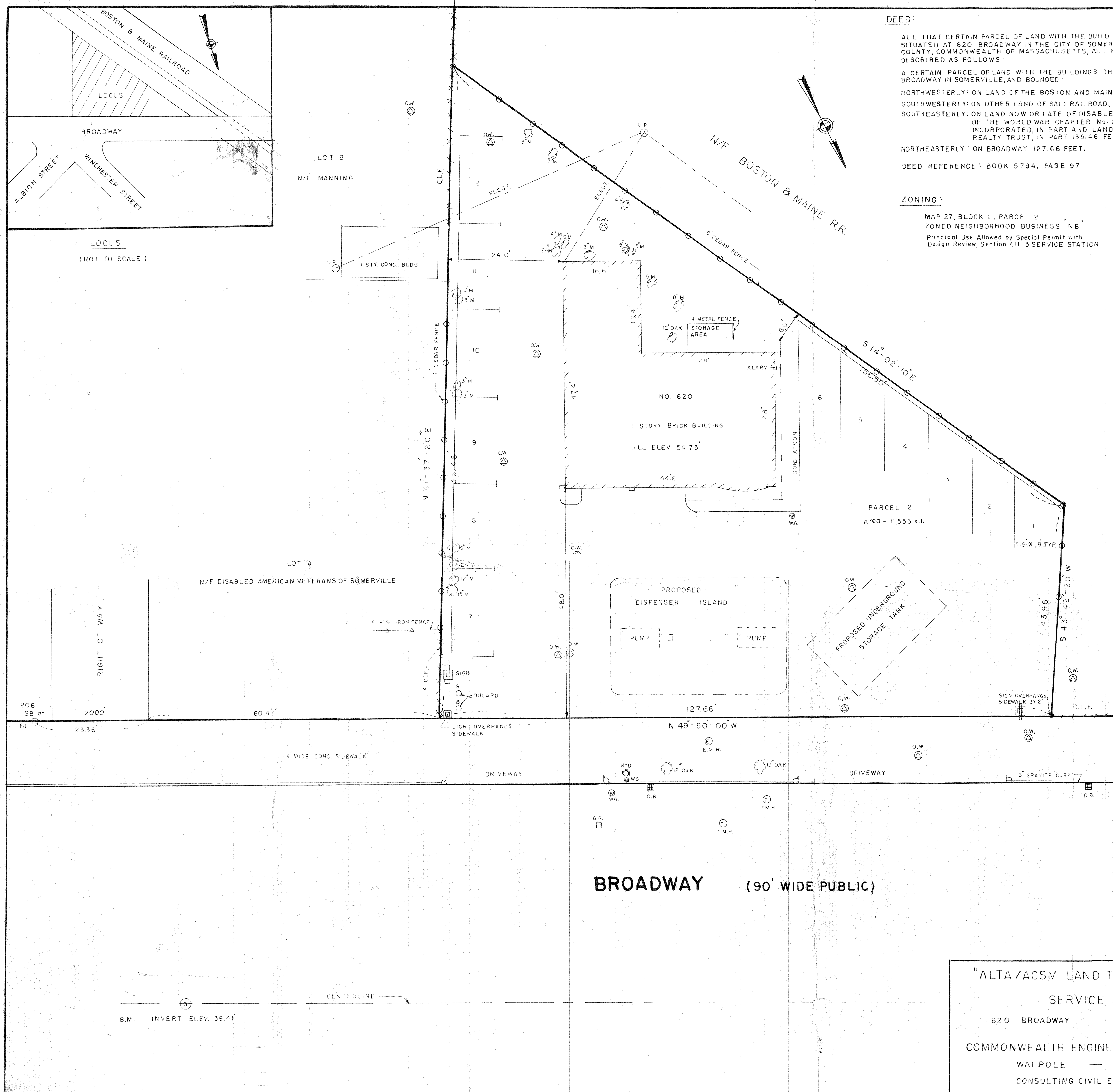
DRAWING TITLE  
COVER SHEET

SCALE AS NOTED

REVISION	DATE
	July 15, 2015
DRAWN BY JS	REVIEWED BY RB

SHEET  
**T1**





I CERTIFY TO:  
GALAL IBRAHIM AND CHICAGO TITLE INSURANCE COMPANY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS OF ALTA/ACSM LAND TITLE SURVEYS" AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING LAND TITLE SURVEYS AS ADOPTED IN 1992.

*Chester J. Redmond*  
PROFESSIONAL LAND SURVEYOR 31342

THIS TRACT IS LOCATED WITHIN ZONE C AS DELINEATED ON THE CITY OF SOMERVILLE FLOOD INSURANCE RATE MAP/FLOOD HAZARD BOUNDARY MAP PANEL NUMBER 250214 0001R DATED JULY 17, 1986 AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.  
ZONE C IS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS AREAS OF MINIMAL FLOODING.

I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

*Chester J. Redmond*  
PROFESSIONAL LAND SURVEYOR 31342

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

*Chester J. Redmond*  
PROFESSIONAL LAND SURVEYOR 31342



AL



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### DRAWING TITLE

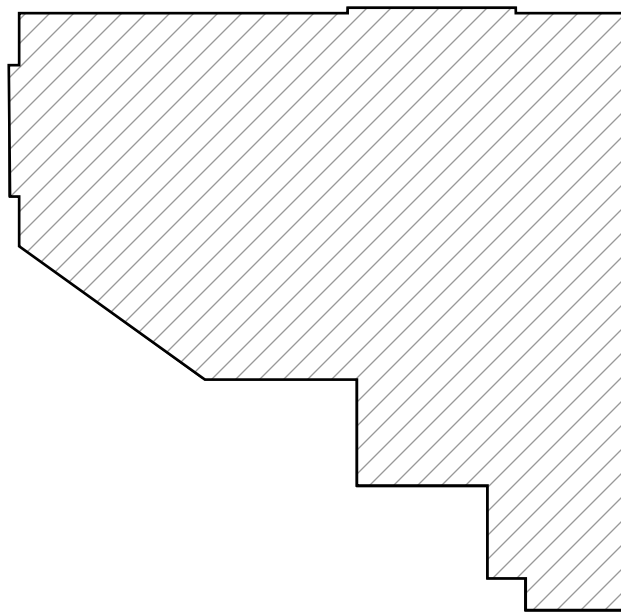
ZONING  
COMPLIANCE  
PLAN

SCALE AS NOTED

REVISION	DATE
	July 15, 2015
DRAWN BY	REVIEWED BY

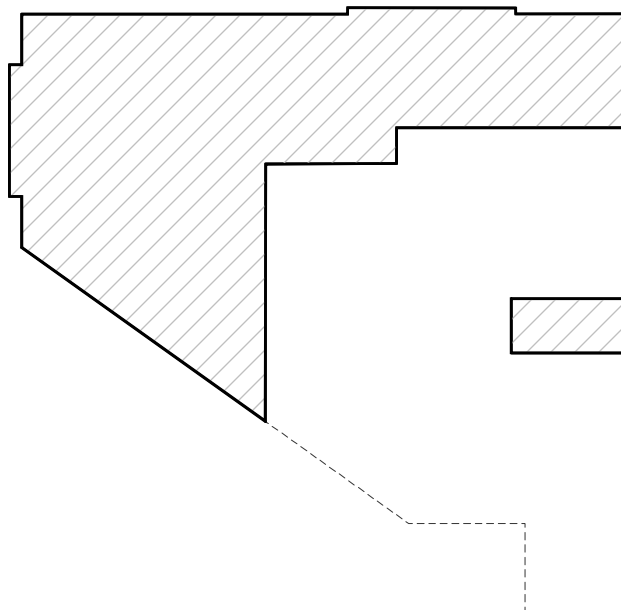
MEET

# Z1



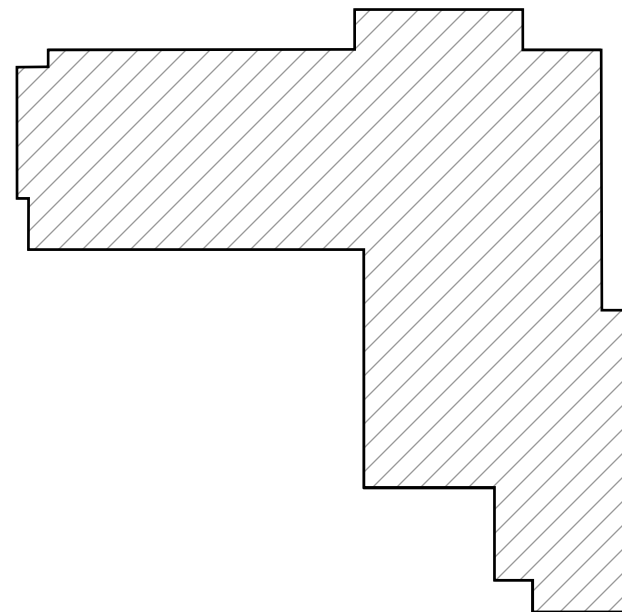
THIRD FLOOR - 7,100 s.f.

1 PROPOSED GSF CALCULATIONS  
SCALE: 1/32" = 1'-0"

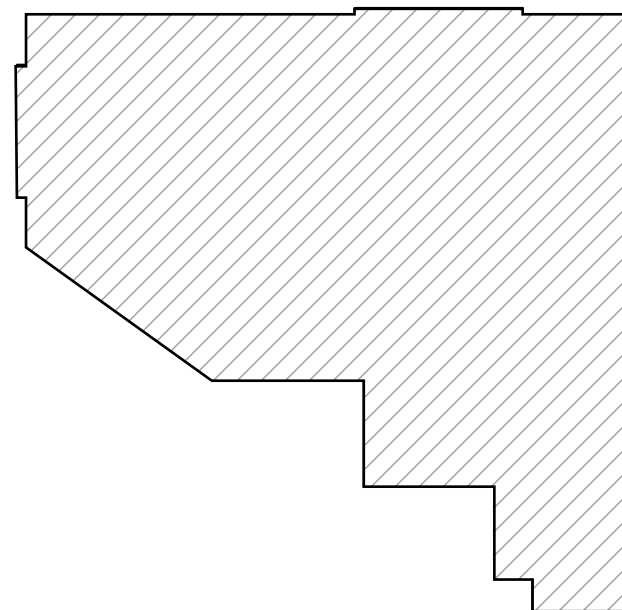


FIRST FLOOR - 3,700 s.f.

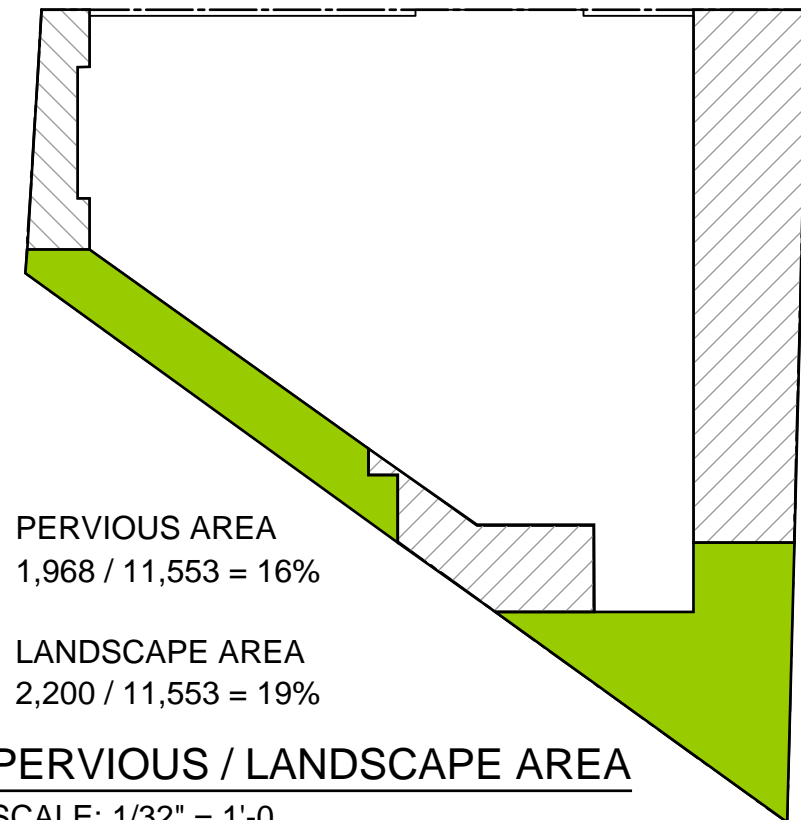
1 PROPOSED GSF CALCULATIONS  
SCALE: 1/32" = 1'-0"





FOURTH FLOOR - 5,570 s.f.



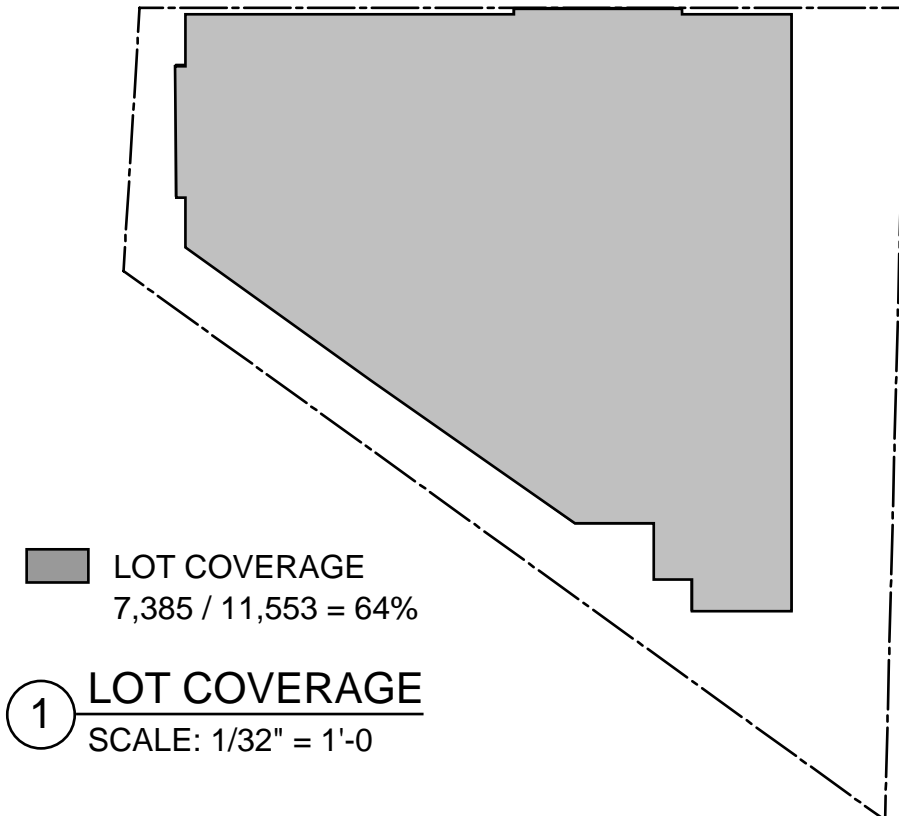
SECOND FLOOR - 7,100 s.f.




 PERVIOUS AREA  
1,968 / 11,553 = 16%

 LANDSCAPE AREA  
2,200 / 11,553 = 19%

1 PERVIOUS / LANDSCAPE AREA  
SCALE: 1/32" = 1'-0"



 LOT COVERAGE  
7,385 / 11,553 = 64%

1 LOT COVERAGE  
SCALE: 1/32" = 1'-0"





PERSPECTIVE AT CAFE



PERSPECTIVE VIEW LOOKING EAST



PERSPECTIVE VIEW LOOKING NORTHWEST



PERSPECTIVE VIEW LOOKING WEST



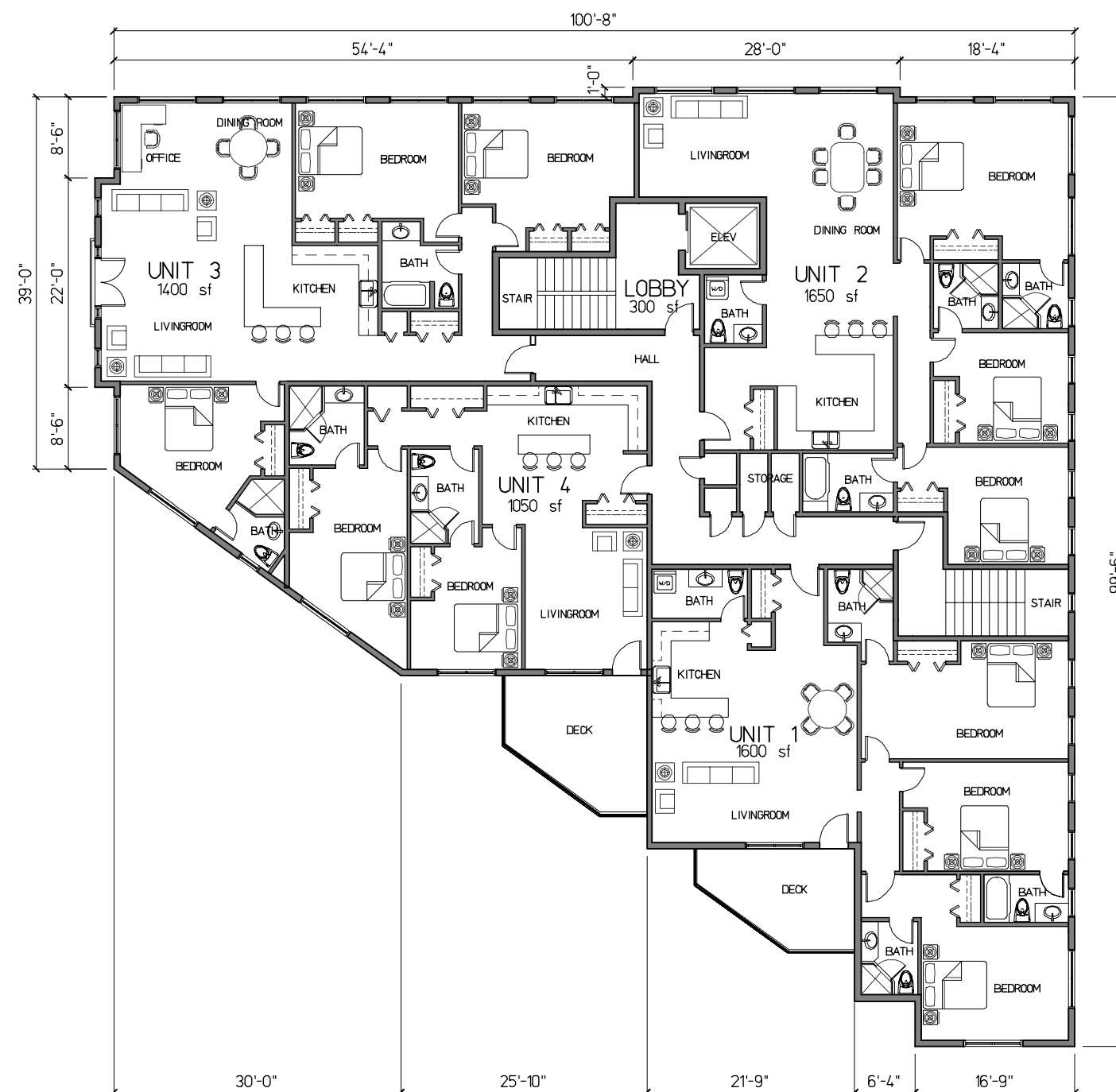


PARKING CALCULATIONS		
Residential		
3 Bedroom ( 2 spaces required )	= 7 x 2	14 spaces
2 Bedroom ( 1,5 spaces required )	= 4 x 1.5	3 spaces
Visitor's Parking Requirement	= 11 / 8	1.375 spaces
Residential Parking Requirement		22.875 spaces
Commercial Parking Requirement	= 2975 / 500	5.9 spaces
Total without Relief		28 spaces
Specific Use Relief	-20% Proximity to Transit	-5.6 spaces
Shared Parking		-5.5 spaces
Total parking space required without Relief		17 spaces
Total parking spaces provided		18 spaces

1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/16" = 1'-0"

Site Data	
Lot Square Footage	11,553 Sq Ft
Buildable Area	7,385 Sq Ft
Building Footprint	3,700 Sq Ft

Building Data	
Level 1	3,700 Sq Ft
Level 2	7,100 Sq Ft
Level 3	7,100 Sq Ft
Level 4	5,570 Sq Ft
Total	23,470 Sq Ft



**1 PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

Table of Unit Calculations			
Floor	Unit	Sq Ft	# Bedrooms
Level 2	1	1,600	3 Bedroom
Level 2	2	1,650	3 Bedroom
Level 2	3	1,400	3 Bedroom
Level 2	4	1,050	2 Bedroom
Level 3	5	1,600	3 Bedroom
Level 3	6	1,650	3 Bedroom
Level 3	7	1,400	3 Bedroom
Level 3	8	1,050	2 Bedroom
Level 4	9	1,500	2 Bedroom
Level 4	10	1,350	2 Bedroom
Level 4	11	1,600	3 Bedroom
Total		15,850	29 Bedrooms

BD

Bourque  
Design

BOURQUE DESIGN  
39 EMERSON ROAD, SUITE 124A  
WALTHAM, MA 02451  
781-296-6654

SEAL

REGISTERED ARCHITECT  
RONALD L. BOURQUE  
NO 50154  
WALTHAM  
MASSACHUSETTS

*Ronald L. Bourque*  
Professional Seal for Massachusetts

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DRAWING TITLE

SECOND  
FLOOR PLAN

SCALE AS NOTED

REVISION

DATE

July 15, 2015

DRAWN BY

REVIEWED BY

SHEET

A1.2



SF



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THIRD FLOOR  
PLAN

SCALE AS NOTED

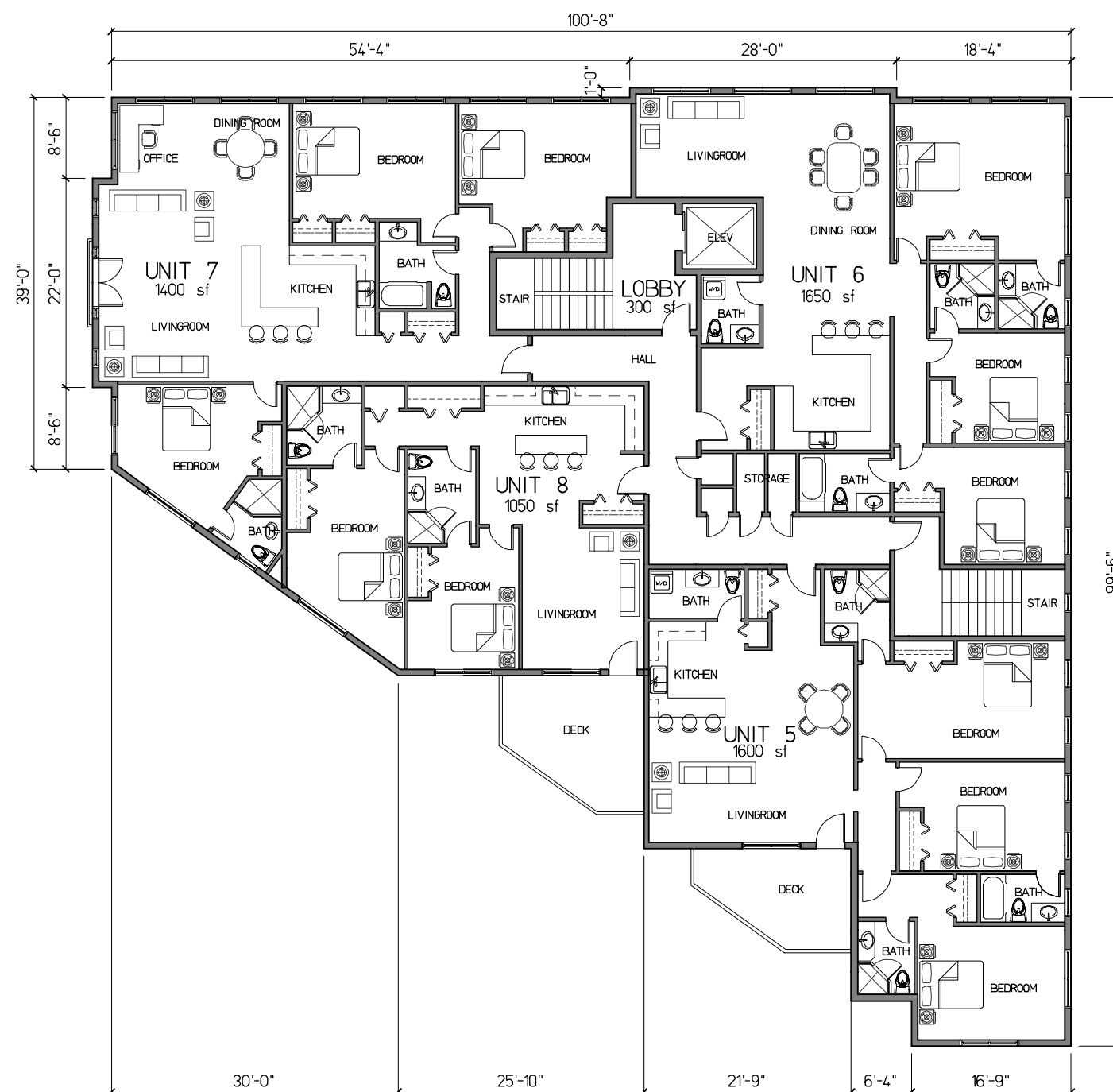
REVISION	DATE
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July 15, 2015

DRAWN BY	REVIEWED BY
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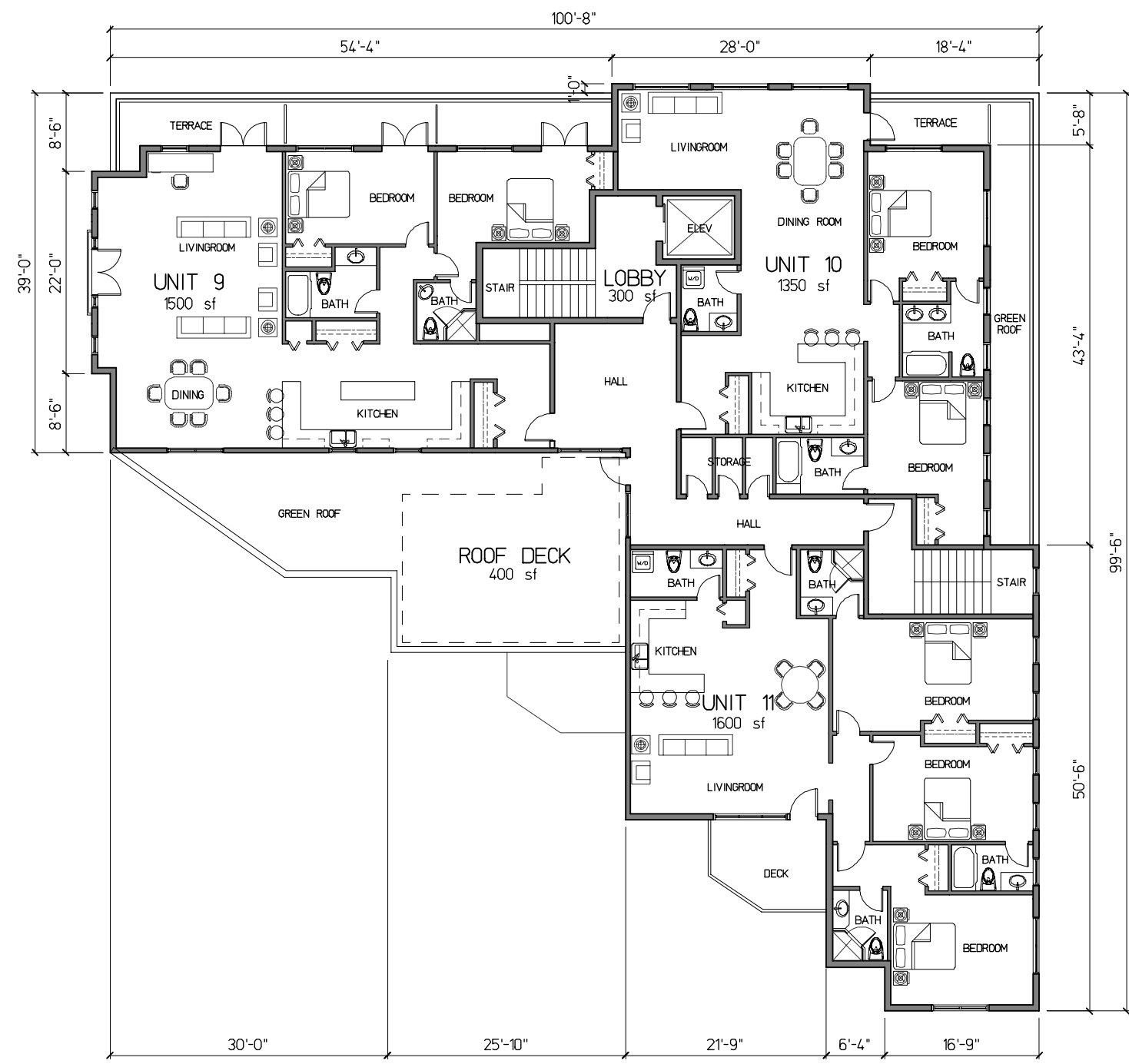
SHEET

## A1.3



1 PROPOSED THIRD FLOOR PLAN  
SCALE: 1/16" = 1'-0"

Table of Unit Calculations			
Floor	Unit	Sq Ft	# Bedrooms
Level 2	1	1,600	3 Bedroom
Level 2	2	1,650	3 Bedroom
Level 2	3	1,400	3 Bedroom
Level 2	4	1,050	2 Bedroom
Level 3	5	1,600	3 Bedroom
Level 3	6	1,650	3 Bedroom
Level 3	7	1,400	3 Bedroom
Level 3	8	1,050	2 Bedroom
Level 4	9	1,500	2 Bedroom
Level 4	10	1,350	2 Bedroom
Level 4	11	1,600	3 Bedroom
Total		15,850	29 Bedrooms



**1 PROPOSED FOURTH FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

Table of Unit Calculations			
Floor	Unit	Sq Ft	# Bedrooms
Level 2	1	1,600	3 Bedroom
Level 2	2	1,650	3 Bedroom
Level 2	3	1,400	3 Bedroom
Level 2	4	1,050	2 Bedroom
Level 3	5	1,600	3 Bedroom
Level 3	6	1,650	3 Bedroom
Level 3	7	1,400	3 Bedroom
Level 3	8	1,050	2 Bedroom
Level 4	9	1,500	2 Bedroom
Level 4	10	1,350	2 Bedroom
Level 4	11	1,600	3 Bedroom
Total		15,850	29 Bedrooms

BD

Bourque  
Design

BOURQUE DESIGN  
39 EVERSON ROAD, SUITE 124A  
WALTHAM, MA 02451  
781-296-6654

SEAL

REGISTERED ARCHITECT  
RONALD L. BOURQUE  
NO 50154  
WALTHAM  
MASSACHUSETTS

*Ronald L. Bourque*

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DRAWING TITLE

FOURTH  
FLOOR PLAN

SCALE AS NOTED

REVISION

DATE

July 15, 2015

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A1.4





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DRAWING TITLE  
ROOF PLAN

SCALE AS NOTED

REVISION	DATE
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SHEET  
A1.5



GREEN ROOF SYSTEMS according FLL	SYSTEMS WITH GRANULAR DRAINAGE				SYSTEMS WITH DRAINAGE PLATES			
	G1	G2	G3	G4	P1	P2	P3	P4
system designation	G1	G2	G3	G4	P1	P2	P3	P4
typical plants	sedum herbs	sedum herbs perennials	perennials grasses shrubs	grasses shrubs trees	sedum herbs	sedum herbs perennials	perennials grasses shrubs	grasses shrubs trees
extensive soil mix	2"	4"	-	-	3"	5"	-	-
intensive soil mix	-	-	6"	9"	-	-	8"	12"
separation fabric	1/8"	1/8"	1/8"	1/8"	1/8"	1/8"	1/8"	1/8"
granular drainage	2"	2"	4"	6"	-	-	-	-
drainage plate	-	-	-	-	1"	1-1/2"	1-1/2"	2-1/2"
drainage mat	-	-	-	-	-	-	-	-
protection mat	1/4"	1/4"	1/4"	1/4"	1/4"	1/4"	1/4"	1/4"
nominal thickness	4"	6"	10"	15"	4"	7"	10"	15"
dry weight	19 lbs/ft <sup>2</sup>	28 lbs/ft <sup>2</sup>	45 lbs/ft <sup>2</sup>	69 lbs/ft <sup>2</sup>	14 lbs/ft <sup>2</sup>	23 lbs/ft <sup>2</sup>	34 lbs/ft <sup>2</sup>	52 lbs/ft <sup>2</sup>
saturated weight	26 lbs/ft <sup>2</sup>	41 lbs/ft <sup>2</sup>	70 lbs/ft <sup>2</sup>	105 lbs/ft <sup>2</sup>	23 lbs/ft <sup>2</sup>	37 lbs/ft <sup>2</sup>	57 lbs/ft <sup>2</sup>	85 lbs/ft <sup>2</sup>
minimum slope	0:12	0:12	0:12	0:12	1/4:12	1/4:12	1/4:12	1/4:12
maximum slope	1:12	1:12	1:12	1:12	1:12	1:12	1:12	1:12
water retention/Year*	50%	60%	70%	80%	50%	60%	70%	80%
irrigation system	-	-	subsurface	subsurface	-	-	surface	surface

1 PROPOSED ROOF PLAN  
SCALE: 1/16" = 1'-0

SEAL



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DRAWING TITLE

NORTH AND  
SOUTH  
ELEVATIONS

SCALE AS NOTED

REVISION	DATE
	July 15, 2015
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**A2.1**



**1 PROPOSED NORTH ELEVATION**  
SCALE: 1/16" = 1'-0



**1 PROPOSED SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0





1

PROPOSED EAST ELEVATION

SCALE: 1/16" = 1'-0



1

PROPOSED WEST ELEVATION

SCALE: 1/16" = 1'-0